LOT 16
JOHNSON LAKE EST #2 PB 5/168

FRICKE KYLEN MIKHAIL DENIS/FERGUSON KITTY
75285 JOHNSON LAKE RD
YULEE, FL 32097

2025

18-2N-27-4316-0016-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 05

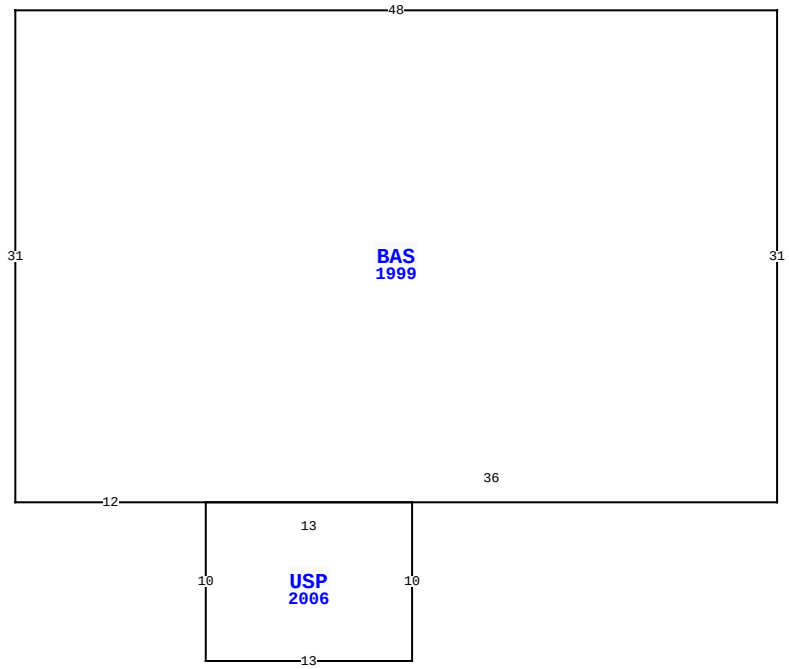
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1999	1,488	100,970
USP	130	50	2006	65	4,411
TOTALS	1,618			1,553	105,381

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,553	147.8400	125.66	195,150	1999	2005	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2025 Heated Area: 1488 HX Base Yr 2025



75285 JOHNSON LAKE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		105,381
TOTAL MARKET OB/XF VALUE		4,680
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		165,061
SOH/AGL Deduction		0
ASSESSED VALUE		165,061
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		114,339
TOTAL JUST VALUE		165,061
NCON VALUE		41,955
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992880	MH MOVE-ON	0	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2740/448	9/24/2024	WD	Q	I	01	205,000
GRANTOR: ROWICKI STANLEY D						
GRANTEE: FRICKE KYLEN MIKHAI						
2009/0902	10/02/2015	SW	U	I	12	44,000
GRANTOR: LSF9 MASTER PARTICIPA						
GRANTEE: ROWICKI STANLEY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W48 S31 E12 USP=[YR=2006] S10 E13 N10 W13$ E36 N31$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0351	CARPORT MT	0	100	26	20	520.00	SF	10.00	10.00	100	2021	2021	3	90	4,680	

LAND DESCRIPTION

TOTAL OB/XF 4,680

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/18/2022 BY NWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS